

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Land Purchase for Jetta Point Park

DEPARTMENT: Administrative Services

DIVISION: Support Services

AUTHORIZED BY: Frank Raymond

CONTACT: Stan Hunzinger

EXT: 5253

MOTION/RECOMMENDATION:

Staff is seeking authorization to negotiate the purchase of land for the Jetta Point Park Project (Parcel # 04-21-31-300-002E-0000), 1005 Jetta Point, Winter Springs, FL 32708.

District 2 Michael McLean

Meloney Lung

BACKGROUND:

The owner, Charles Clark, of Parcel # 04-21-31-300-002E-0000, 1005 Jetta Point, Winter Springs, FL, contacted staff expressing an interest in selling the property. This parcel is surrounded by County-owned properties acquired for the Jetta Point Park Project. Should the County not acquire this property, an access easement would have to be granted for ingress/egress to the property.

Mr. Clark has indicated that he has approached both Nextel and AT&T in regards to their needs for the property as a cell tower site. He is currently negotiating with Nextel.

Staff requested Pomeroy Appraisal Associates of Florida, Inc. to appraise Mr. Clark's property. The appraisal indicates that the highest and best use of this property is for commercial development, with an appraised value of \$415,000.



STAFF RECOMMENDATION:

Staff is requesting the Board of County Commissioners authorize staff to begin negotiations with Mr. Clark for the acquisition of Parcel # 04-21-31-300-002E-0000, 1005 Jetta Point, Winter Springs, FL.

ATTACHMENTS:

1. Property Appraiser Data
2. Maps and Aerials

Additionally Reviewed By: No additional reviews

 PARCEL DETAIL																																					
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<p align="center">GENERAL</p> <p>Parcel Id: 04-21-31-300-002E-0000</p> <p>Owner: CLARK CHARLES W TRUSTEE</p> <p>Own/Addr: FBO</p> <p>Mailing Address: 6505 SAINT PARTIN PL</p> <p>City,State,ZipCode: ORLANDO FL 32812</p> <p>Property Address: 1005 JETTA PT WINTER SPRINGS 32708</p> <p>Facility Name:</p> <p>Tax District: W1-WINTER SPRINGS</p> <p>Exemptions:</p> <p>Dor: 10-VAC GENERAL-COMMERCI</p>		<p>2007 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$131,400</p> <p>Land Value Ag: \$0</p> <p><u>Just/Market Value:</u> \$131,400</p> <p>Assessed Value (SOH): \$131,400</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$131,400</p> <p>Tax Estimator</p>																																			
<p align="center">SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>QUIT CLAIM DEED</td> <td>01/2005</td> <td>05725</td> <td>1138</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1984</td> <td>01566</td> <td>1057</td> <td>\$42,500</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>06/1980</td> <td>01284</td> <td>1883</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1975</td> <td>01046</td> <td>0064</td> <td>\$4,000</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p align="center">Find Sales within this DOR Code</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	QUIT CLAIM DEED	01/2005	05725	1138	\$100	Vacant	No	WARRANTY DEED	07/1984	01566	1057	\$42,500	Vacant	Yes	QUIT CLAIM DEED	06/1980	01284	1883	\$100	Vacant	No	WARRANTY DEED	01/1975	01046	0064	\$4,000	Vacant	Yes	<p>2006 VALUE SUMMARY</p> <p><u>2006 Tax Bill Amount:</u> \$2,334</p> <p>2006 Taxable Value: \$131,400</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																					

**GIS Map
of Property Owned by
Charles W. Clark (Trustee)**

